

Royal Oak Township Shopping Center

Description of Problem

Royal Oak township had assembled property under an old urban renewal program. It was the second Urban Renewal Loan in the State of Michigan UR-2. The land remained fallow for almost 20 years. It included four blocks along Eight Mile Road with depths up to 300 feet along Meyer Road.

Solution

1. As Project Manager under McKenna Associates, we acted as staff to the Downtown Development Authority. In order to get a handle on the market potential, we prepared a coarse retail market analysis to determine the retail potential for the site. It became obvious that the site could support a supermarket and other businesses.
2. We then put together a brochure showing the entire site joined together with closed streets to create a large contiguous site.
3. The brochures were mailed to every significant developer in Southeast Michigan
4. A developer was selected and a contingent purchase agreement was negotiated. The urban renewal program required that the land must be sold at fair market value.
5. In order to generate income for the township, the closed streets were sold separately to the Developer for the same price.
6. The Development Plan was taken to the Planning Commission and after a debate concerning the closing of streets to create a contiguous site, they voted to close the street. Part of the agreement required the Developer to provide walking access to the site from the closed streets.
7. Problem solving required us to straighten out title problems. The community's records did not have recorded deeds for some of the purchases. Prior owners needed to be found and new Quit Claim deeds issued in some cases. In other cases, the Title Company was willing to insure over the imperfections in ownership.
8. A former gas station site required the developer to set up monitoring stations to determine if the contamination was shifting. We ended up leasing these lots with a right to purchase in order to reduce the developer's liability,
9. A separate 2½ acre site was sold to the Aldi Company, a major food discount store.
10. When the firm started construction, they discovered that



11. We provided Project Management for the entire process.
- The shopping center shown on this page was then built after 20 years of waiting.

